A. Durability and Maintenance

Activity spaces should be constructed of quality materials that are easily cleaned under normal conditions and easily repaired if damaged. Hard to reach ledges, heavily textured surfaces and unsealed floors all attract dust and stains and shall be avoided. All mechanical systems installed to control air quality (humidity, temperature, dust, etc.) shall be high quality, industrial rated, fully reliable equipment, duct-work and filters included. The maintenance headaches and health hazards that invariably arise from inferior, under-sized systems negate the savings realized from the purchase of low-initial-cost equipment.

B. Surveillance

With youths, security is always an issue. It is important to have visibility in all of the areas where youth are interacting. Security cameras shall be in several locations. A centralized location, such as the control/check-in counter, is required for monitoring these cameras. Any additional monitoring stations and equipment are at the discretion of the base.

C. Outdoor Facilities

Outdoor play areas are very important, and safety is the highest priority. The equipment provided shall encourage varied activities and exercises, as well as promote strength and coordination. A soft, resilient surface that meets CPSC (Consumer Products Safety Commission) standards shall be provided under all equipment. ADA accessibility is also a consideration with equipment design and layout. Visibility of the youth at all times during play is critical, the structures shall allow visibility of the youth at all times when supervised by two people. Security cameras will be in place to monitor the playground. A securable perimeter fence or screen wall will eliminate the possibility of unauthorized persons from entering the premises. Storage of outdoor equipment is also an important issue. A space large enough to hold such equipment must be provided with access from play area. For additional information refer to Publication #325 Handbook for Public Safety 1997) by the Consumer Product Safety Commission.

D. Illumination

1. Natural Daylighting

Windows shall be provided for the general Youth/School Age Center Activity Spaces. Incased blinds and overhangs or translucent glazing materials shall be used as necessary to diffuse direct solar penetrations and control glare. If the glass exceeds 15% of the area served (maximum depth from outside wall is 20 ft.) then an energy analysis will be required to determine if the additional glass will have a net increase in building energy (heating and/or cooling) requirements.

2. **Artificial Lighting**

Since most of the rooms will be used separately, control over the lighting is important. All fixtures shall be capable of independent switching per room or multi-purpose space and be located to allow for relamping with, at most the aid of a portable ladder.

E. Conversion of Existing Structure

The following conditions shall be satisfied if an existing building is to be adapted for use as a Youth/School Age Center.

1. **Location and Accessibility**
   The building's site shall be convenient to the base housing cluster and only adjacent to facilities that are functionally compatible.
2. **Size**
   The building's floor area shall be equivalent to the square footage planned for the project.
3. **Layout**
   The building's floor plan shall permit the compact circulation scheme and distinct environmental zones required in a Youth/School Age Center.
4. **Condition**
   The building shall be structurally sound and economical to renovate, operate and maintain.
5. **Image**
   The building shall be adaptable, without extensive alterations, to an architectural character appropriate for a Youth/School Age Center.